

Heatherwood Homes Association Minutes
November 18th, 2025

The meeting was called to order at 6:06 PM by Greg Hunter. Those in attendance: Greg Hunter, Cindy Hunter, Steve Glary, Annette Glary, Harish Kumar, Ajit Sathe, Rena Finster, and Paul Finster. Guests in attendance: Sandy Jameson, Dan Jameson, and Donna Klasing.

Officer/Chairman Reports

President- The minutes of the October 28th Board meeting were presented. Cindy moved and Annette seconded that the minutes be approved. The minutes were approved unanimously. Greg ran through the agenda for the Annual Meeting on November 20th, and his speech which he will present. We need copies of all the Director summaries. I showed an example of the packets that will be handed out to residents at the Annual Meeting (directory information for verification, agenda for the evening, ballot to cast). Cindy will prepare name tags with each person's name and their meal choice on them. She will paper clip the name tags to the front of each packet to be handed out at the registration table. Cindy went over the menu and will call Brancato's to try and order a few extra meals in case some people show up who did not make a reservation. Greg is working with two painting contractors for bids (MoPro Painting and Precision Painting).

Treasurer- Steve presented the September/October 2025 Report of Actual versus Budgeted Income & Expenses and the budget for 2026. We have earned interest income of almost \$4,700 so far this year. Painting expense should have been \$90,900 but one house did not get painted, so Steve reduced the 2025 budgeted amount for painting to \$87,087. We discussed the number of houses to paint in 2026. Just the five houses left from the prior paint cycle or 25 houses to be more like the number we do in a typical year. Steve discussed some of the expenses he is increasing in the 2026 budget: trash collection is going up 3%, lawn & grounds cost will be going up in accordance with the Horizon contract and painting expenses will undoubtedly go up with a new painting contractor. Steve went over his speech for the Annual Meeting. We have plenty of money for the rest of the year. We have a checkbook balance of about \$20,000.

Vice President- Cindy will send out another reminder tomorrow for the Annual Meeting. Cindy contacted ten volunteers to help with the check-in, food distribution, and counting ballots at the Annual Meeting and all have agreed to help. We have reservations for 97 people and have spent \$2,215 so far. Cindy has several table centerpieces which will be given out as door prizes. She will put a green dot on one chair at each table to indicate who wins the centerpiece. We should arrive around 5:30 to help with setup and the food will be delivered about 5:45. The doors open at 6:00.

Secretary- I discussed the updating of the 2026 directory. Also, we have resolved the difference between the homeowner names listed on certain homes, in the Heatherwood 2025 directory and the person listed as paying the HOA dues per Supporting Strategies. Supporting Strategies had not changed the names on their records for several homes sold in the 2020-2021 timeframe. They have updated their records to the correct names now. I emailed UPS to inquire about printing the 2026 directories in a larger size so that we can use a larger font. I have not heard back from them and will go ask them in person. After we make any updates from directory information verification at the Annual Meeting, we should be almost done making changes to the master file. I plan to print the directories in early to mid-December. I went over my speech for the Annual Meeting. I submitted an expense reimbursement form to Steve for expenses incurred for the mailing to notify everyone about the Annual Meeting, and for preparing the Annual Meeting packets.

Architecture- Ajit did not receive any architectural change approval requests in the last month. Greg and Ajit did receive a request from a homeowner to install solar-powered roof vents. We looked at pictures of the roof vents the homeowner wants to use. They are approximately the same size as normal roof vents and are not obvious solar-panel-looking vents. We approved the concept but will need to regulate this, since solar panels are expressly prohibited in the Addendum to our HOA Declaration of Restrictions 9. (h) . Need to specify that the vents are not to exceed 22.5" by 22.5", and the trim must match the roof color. Greg suggested that we should make a motion to amend our Addendum on Building Materials 9. (h) to cover these vents. Ajit made the motion, and Steve seconded the motion. The motion passed. May need to also cover solar panels to control exterior cameras and lights in our amended Addendum.

Painting- Harish, Greg and Steve have been contacting paint contractors to get quotes for a new painting contract. They are currently working with five contractors. Steve thinks that Certa Pro will submit a bid. Harish asked Cindy to contact Gecko Painting who they had both just recently noticed. Harish wants to switch to Sherwin Williams or Behr paint instead of Spectrum with the new painting contractor. Harish will revise the painting schedule for the subdivision and refresh the paint catalog.

Lawn & Grounds- Annette presented the following report for November:

1. Since previous report, we paid invoices totaling \$13,414.
2. On November 10, we paid Horizon \$13,414.00 for fertilization and 3 days of mow, trim, edge & blow.

November 12th will be the last mow for 2025.

Leaf clean-up will begin on Monday, November 24th.

A different company is installing the Heatherwood Christmas lights at the entrances this year. Annette confirmed with them on Wednesday, November 12th.

Also discussed that we need to talk to someone at the new dental office building by the 147th street entrance about the boundary between their property and our property.

The weekend after Thanksgiving we should send out an email to residents about snow removal being provided at 3 inches of accumulation per the Heatherwood Area Homes Association Declaration Article III, 2. (e).

Old Business-

Levy Craig Law Firm has received our retainer and our documents. Steve contacted them regarding the anticipated cost so that he could put that in the 2026 budget.

The demand letter to Paul Potter was sent by certified mail on 11/6/25 and was returned on 11/18/25. The USPS said that the address we have for him is a vacant house. Greg will ask Corey if he knows the current address for Paul. Will discuss further at the December Board meeting.

Directors need to prepare a summary of their area of responsibility to present at the Annual Meeting.

Greg & Cindy have a vendor binder, meeting minutes, and newsletters from before their time in office. They will turn this over to the new President. Ajit and Harish can scan the documents to make digital copies that can be stored in a digital format. Paul suggested that we could get a Drop Box account and keep everything there. We could add emails for the President and VP to be able to access it. Paul will research the cost for Drop Box and other similar options. Steve made a motion, and Annette seconded the motion for Paul to go ahead and set up the account. The motion passed unanimously.

New Business-

We would like to do the Christmas caroling event like we did last year. Cindy will contact the Overland Park Community Church who provided the college-age carolers and see if they have some students that would like to perform this year. We may need some additional lighting so that it isn't too dark. It might be nice to have a couple of sing-along songs. Cindy will get gift cards as a thank you to the carolers. May need a microphone and amplifier.

The December Board meeting will be on December 3, 2025, at Conroy's Irish Pub on State Line Road. We have a 6:00 pm reservation for their private room.

A motion was made by Harish, seconded by Ajit, and approved by all to adjourn. The meeting was adjourned at 8:11 PM.

Respectfully submitted,
Rena Finster, Secretary